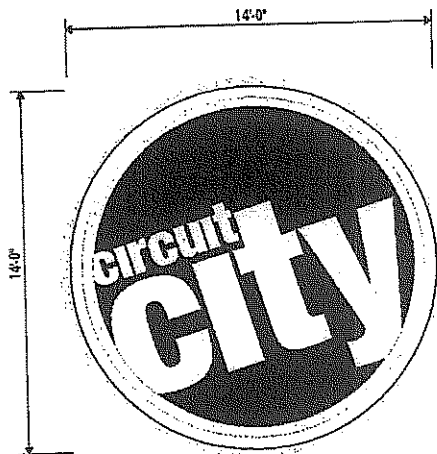


Site Design Requirements **Reverse Build to Suit Deals**
 Circuit City Stores, Inc. Westbank, LA #4308 6/29/2007



LOGO LAYOUT - SIGN 2 (SIDE ELEVATION)
 Scale 1/4" = 1'-0"

GENERAL SPECIFICATIONS

Illuminated single-sided logo.
 Fabricated aluminum construction cabinet with zero bleed retaining system. Painted matte white # N-202 acrylic polyurethane from Matthews paint. Translucent white flexible substrate (3M Panallex or equal) with digitally printed graphics. Internally illuminated with H.O. fluorescent lamps. Logo to be flush mounted to building fascia with fasteners & mounting hardware as req'd.
 * (1) Sign req'd.

1'-0"
 1'-0"

END ELEVATION :
 Scale 1/4" = 1'-0"



Created exclusively for:
CIRCUIT CITY
 #4308
 Address: **WESTBANK**
 City: **HARVEY**
 State: **LA**
 Sign Location:
 Account Rep: **STEVE BERRYMAN**
 Client's Approval: **Date**
 Landlord's Approval: **Date**
 Design No: **US 063728-02** Sheet No: **3 of 5**
 Date: **01/31/07** Rev. Date: **06/22/07**
 Designer: **ETI** Scale: **AS NOTED**



Corporate Office
 1800 North, Ste. 700
 Houston, TX 77057
 TEL: 713-977-7000
 FAX: 713-977-7003

Dallas Regional Office
 2220 San Jacinto Blvd.
 Dallas, TX 75205
 940-390-0150
 FAX: 940-390-0305

Austin Regional Office
 325 Canyon Circle Dr.
 Canyon Lake, TX 78583
 830-433-4100
 FAX: 830-433-4175

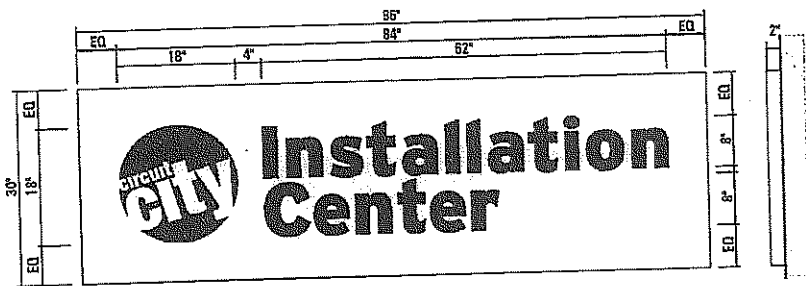
Buffalo Regional Office
 1400 Sweet Home, Inc. Ste 8
 Amherst, NY 14226
 716-600-7000
 FAX 716-600-0770

This document is the property of S SIGNS and is to be used only for the project and location specified. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of S SIGNS.

163370-R2-C City#4308 Harvey LA

4308_SDR_BTS_Westbank LA_062907_FINAL-1

Site Design Requirements **Reverse Build to Suit Deals**
Circuit City Stores, Inc. Westbank, LA #4308 6/29/2007

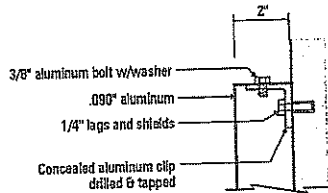


NON-ILLUMINATED SINGLE-FACE WALL SIGN :
SIGN 3 - REAR ELEVATION

SIDE VIEW
3/4" x 1'-0"

GENERAL SPECIFICATIONS

.090" Aluminum panel with 2" returns.
Paint background & edges Matthews STN-202 matte white.
Logo is digitally printed Scotchprint on white vinyl.
Copy is 3M # 220-13 Tomato red vinyl.
Mount sign against wall with concealed fasteners as shown.



DETAIL

N.T.S.

Created exclusively for:
CIRCUIT CITY
#4308
Address:
WESTBANK
City: **HARVEY**
State: **LA**
Sign Location:
Account Rep.: **STEVE BERRYMAN**
Client's Approval: Date
Landlord's Approval: Date
Design No.: **US 53979-R2** Sheet No. **4 of 5**
Date: **01/31/07** Rev. Date: **06/27/07**
Designer: **ET** Scale: **AS NOTED**



Corporate Office
1000 Birch St., 7th Fl.
Houston, TX 77003
713-977-7000
FAX: 713-977-7003

Dallas Regional Office
2220 San Jacinto Blvd.
Dallas, TX 75205
972-255-9153
FAX: 972-255-9155

Austin Regional Office
229 Canyon Circle Dr.
Canyon Lake, TX 75743
817-255-4100
FAX: 817-255-4105

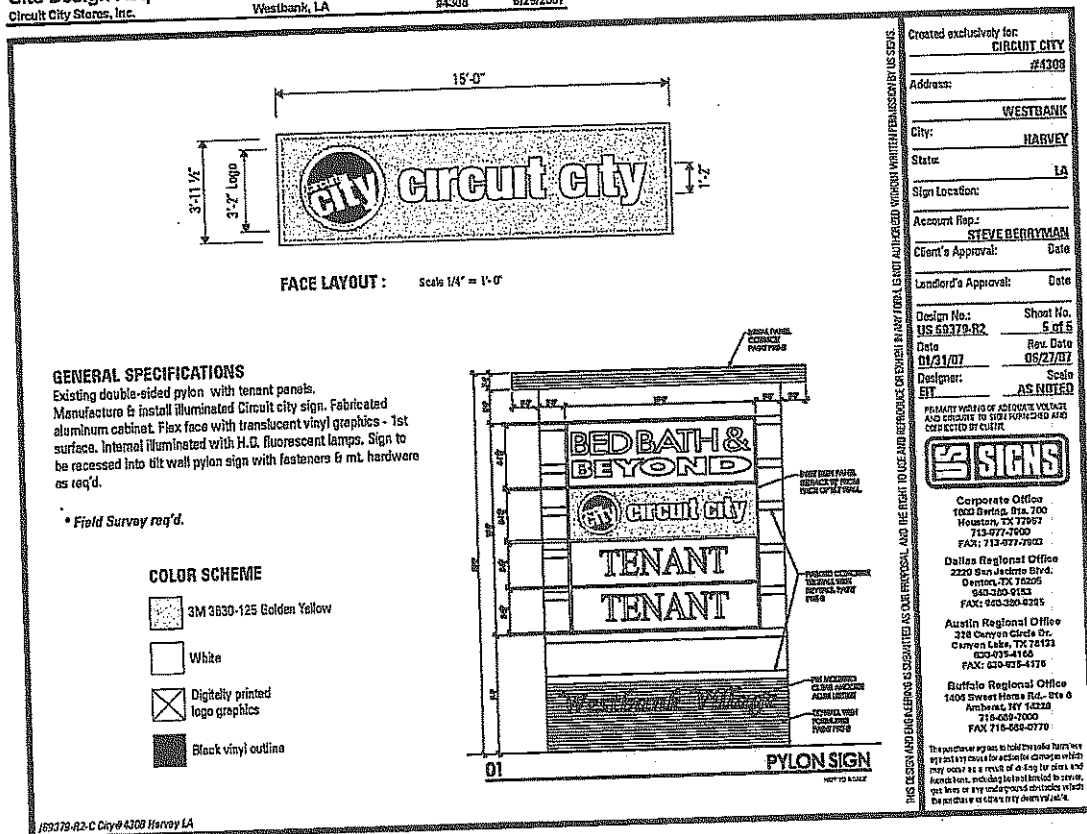
Buffalo Regional Office
1000 Sweet Home Rd. - Ste. 4
Amherst, NY 14228
716-620-1000
FAX: 716-620-0770

The purchaser represents and warrants that the design and specifications shown on this drawing are for general information only and do not constitute a contract. The purchaser shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The purchaser shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

189379-R2: C City #4308 Harvey LA

4308_SGR_BTS_Westbank LA_062907_FINAL-2

Site Design Requirements **Reverse Build to Suit Deals**
 Circuit City Stores, Inc. Westbank, LA #4308 6/29/2007



Site Design Requirements

Circuit City Stores, Inc.

Reverse Build to Suit Deals

Westbank, LA

#4308

6/29/2007

Attachment "6" – ALTA Survey Certificate

Certified to Circuit City Stores, Inc., a Virginia corporation ("Landlord"),
_____, a _____ ("Title Company"), and _____
_____, a _____ corporation ("Title Agent"). The undersigned
_____, (the "Surveyor") hereby certifies that (a) the Survey Plat dated
_____, 20____, prepared by the undersigned, of that certain tract of land consisting of
_____ sq. ft., or _____ acres, in the _____
_____, in the City of _____, County of _____
_____, State of _____, and the metes and bounds description set forth
thereon are true and correct and prepared from an actual on-the-ground survey of the real property (the
"Property") shown thereon and has been made in accordance with "Minimum Standard Detail
Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and ACSM in
2005, and includes items 1 through 14 and 16 through 18 of Table A thereof, and pursuant to the
Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an
Urban Survey; (b) such survey was conducted by the Surveyor or under his supervision; (c) all
monuments shown thereon actually exist, and the location and type of material thereof are correctly
shown; (d) the location of all streets, roads, highways and easements are as shown thereon; (e) except as
shown thereon, there are no encroachments onto the Property or protrusions there from, there are no
improvements on the Property, there are no visible easements or rights-of-way on the Property, there are
no visible discrepancies, conflicts, shortages in area or boundary line conflicts; (f) the distance from the
nearest intersection street or road is as shown; (g) all recorded easements have been correctly platted
thereon; (h) the boundaries, dimensions and other details shown thereon are true and correct; and (i) the
Property is not located in a 100-year flood plain as presently designated by the U.S. Corps of Engineers,
or in an identified "flood prone area" as defined by the U.S. Department of Housing and Urban
Development, pursuant to the Flood Disaster Protection Act of 1973, as amended, except as shown.
[Note: If no portion of the Property is in a flood plain, delete "except as shown" and put a period
after "amended".]

EXECUTED this _____ day of _____, 20____

Signature _____

Printed Name: _____

R.P.L.S. No. _____

Site Design Requirements

Circuit City Stores, Inc.

Reverse Build to Suit Deals

Westbank, LA

#4308

6/29/2007

Attachment "7" Civil Plans

(Civil Plans shall be subject to Circuit City's approval)

Site Design Requirements Reverse Build to Suit Deals
 Clait City Stores, Inc. Westbank, LA #4308 6/29/2007

WESTBANK VILLAGE

WARE ARCHITECTURE JOB # 05.007

901 Manhattan Blvd.
 Harvey, Louisiana

PROJECT DIRECTORY

OWNER
 Clait City Stores, Inc.
 901 Manhattan Blvd.
 Harvey, Louisiana 70059
 (504) 835-1234
 www.claitcity.com

OWNER REPRESENTATIVE
 Mr. [Name]
 [Title]
 [Address]
 [City, State, Zip]
 [Phone]
 [Email]

ARCHITECT
 WARE ARCHITECTURE
 1000 Poydras Street, Suite 2000
 New Orleans, Louisiana 70112
 (504) 581-1234
 www.warearch.com

STRUCTURAL ENGINEER
 [Firm Name]
 [Address]
 [City, State, Zip]
 [Phone]
 [Email]

MEP ENGINEER
 [Firm Name]
 [Address]
 [City, State, Zip]
 [Phone]
 [Email]

LANDSCAPE ARCHITECT/CONTRACTOR
 [Firm Name]
 [Address]
 [City, State, Zip]
 [Phone]
 [Email]

GENERAL CONTRACTOR
 [Firm Name]
 [Address]
 [City, State, Zip]
 [Phone]
 [Email]

PAVING/POUR FACILITIES
 [Firm Name]
 [Address]
 [City, State, Zip]
 [Phone]
 [Email]

OTHER ENGINEERS
 [Firm Name]
 [Address]
 [City, State, Zip]
 [Phone]
 [Email]

ENGINEER OF RECORD
 [Firm Name]
 [Address]
 [City, State, Zip]
 [Phone]
 [Email]

SOIL BATH AND ETC
 [Firm Name]
 [Address]
 [City, State, Zip]
 [Phone]
 [Email]

DRAWING INDEX

NO.	DESCRIPTION	DATE	STATUS
001	CIVIL	06/29/07	ISSUED
002	STRUCTURAL	06/29/07	ISSUED
003	ARCHITECTURAL	06/29/07	ISSUED
004	MEP	06/29/07	ISSUED
005	LANDSCAPE	06/29/07	ISSUED
006	PAVING	06/29/07	ISSUED
007	SOIL BATH	06/29/07	ISSUED
008	ETC	06/29/07	ISSUED

MATERIALS LEGEND

[Symbol]	Asphalt
[Symbol]	Concrete
[Symbol]	Gravel
[Symbol]	Soil
[Symbol]	Water
[Symbol]	Electric
[Symbol]	Gas
[Symbol]	Other

SYMBOL KEY

[Symbol]	North Arrow
[Symbol]	Scale
[Symbol]	Property Line
[Symbol]	Setback Line
[Symbol]	Other

ABBREVIATIONS

ASPH	Asphalt
CONC	Concrete
GRVL	Gravel
SOIL	Soil
WTR	Water
ELCT	Electric
GS	Gas
OTHR	Other



WESTBANK VILLAGE
 TEAM RETAIL
 1000 Poydras Street, Suite 2000
 New Orleans, Louisiana 70112

ADJ. 0.0

Site Design Requirements

Circuit City Stores, Inc.

Reverse Build to Suit Deals

Westbank, LA

#4308

6/29/2007

Attachment "8" Geotechnical Reliance Letter

GORE ENGINEERING, INC.

SOIL AND FOUNDATION INVESTIGATIONS

LAWRENCE W. GILBERT, D. ENGR.
REG. C.E.

BORINGS
ANALYSES

TESTING
REPORTS

3613 HESSMER AVENUE
P. O. BOX 8887
METAIRIE, LOUISIANA 70011

(504) 888-8800
FAX: (504) 888-8827

JAMES R. GORE
(1952 - 1991)

April 25, 2007

Circuit City Stores, Inc.
Deep Run I
9950 Mayland Drive
Richmond, Virginia 23233
Attention: Vice President - Real Estate

Re: Proposed Commercial Building
Westbank Village
Manhattan Blvd. & Westbank Expwy.
Harvey, Louisiana
Project Name: Circuit City Store
[Store Location]
Job Number: 9244

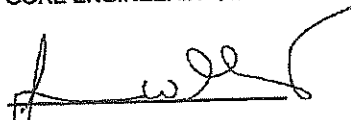
Gentlemen:

This will serve to confirm that Gore Engineering, Inc. ("Consultant") will allow Circuit City Stores, Inc. ("Circuit City") to rely on the Report in connection with the assessment and evaluation of the subject property as fully and completely as if the Report had been prepared for and was addressed to Circuit City. Consultant acknowledges that Consultant shall not look to Circuit City for any compensation of Consultant's primary client Team Retail, LLC, for the costs associated with preparing the report.

This reliance letter is given in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged. Please indicate your acceptance of these terms by signing in the space provided below and returning a copy to me.

Yours very truly,

GORE ENGINEERING, INC.


Lawrence W. Gilbert, President

LWG:jrt

Agreed this _____ day of _____, 200_____.

Circuit City Stores, Inc.

By: _____
Its: _____

Site Design Requirements
Circuit City Stores, Inc.

Westbank, LA

Reverse Build to Suit Deals
#4308 6/29/2007

Attachment "9" Environmental Reliance Letter

ENVIRONMENTAL RELIANCE LETTER

March 29, 2007

Circuit City Stores, Inc.
Deep Run I
9950 Mayland Drive
Richmond, Virginia 23233
Attention: Vice President – Real Estate

Re: Phase I ESA Report, Fazzio Rainbow Lanes, dated 07/02/04
Phase I ESA Update Report, Fazzio Rainbow Lanes, dated 04/14/06
(the "Reports")
Job Number: 1820-LBI, 1985-WWP

Dear Sir:

This will serve to confirm that Materials Management Group, Inc., (MMG) ("Consultant") will allow Circuit City Stores, Inc. ("Circuit City") to rely on the Reports in connection with the assessment and evaluation of the subject property as fully and completely as if the Reports had been prepared for and were addressed to Circuit City. Consultant acknowledges that Consultant shall not look to Circuit City for any liability of Consultant's primary client under the agreement between Consultant and its primary client.

This reliance letter is given in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged. Please indicate your acceptance of these terms by signing in the space provided below and returning a copy to me.

Very truly yours,

Materials Management Group, Inc.


By: Dr. C. Paul Lo
Its: President

Agreed this _____ day of _____, 200__.

Circuit City Stores, Inc.

By: _____
Its: _____

Site Design Requirements
Circuit City Stores, Inc.

Reverse Build to Suit Deals
Westbank, LA #4308 6/29/2007

Attachment "10" – Circuit City Development / Design Process

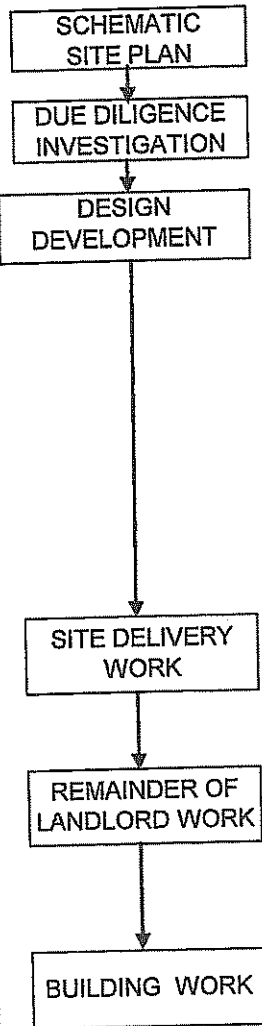
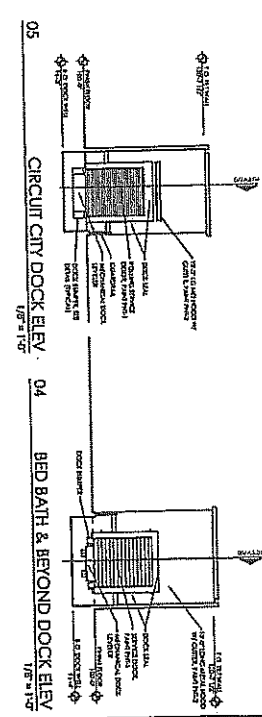
CIRCUIT CITY DEVELOPMENT PROCESS	LANDLORD DELIVERABLES
 <pre> graph TD A[SCHEMATIC SITE PLAN] --> B[DUE DILIGENCE INVESTIGATION] B --> C[DESIGN DEVELOPMENT] C --> D[SITE DELIVERY WORK] D --> E[REMAINDER OF LANDLORD WORK] E --> F[BUILDING WORK] </pre>	<ul style="list-style-type: none"> • Information as required to complete Circuit City's Project Information Sheet. • Work with Circuit City's design staff to develop the schematic site plan. • Meet on site with Circuit City's Development Manager and architect to provide information as required to complete Circuit City's Feasibility Report • ALTA Survey and Surveyor's Certificate • Geotechnical Report and Geotechnical Reliance Letter. • Environmental Report and Environmental Reliance Letter. • Civil Plans • Building Plans and Specifications • All approvals that may be a pre-requisite for Circuit City's permits. • Shopping Center building elevations, material boards and design requirements. • Signage drawings and signage design guidelines. • Schedules and updates for all Landlord Work. • Schedules and updates for all planning and zoning approvals and permits. • Information about governmental conditions or restrictions that impact permits. • Help with coordination between utility companies and Circuit City. • Help in pursuing local incentive programs. • Site Work Certificate • Circuit City's staging area • All weather construction access road to Circuit City's building pad • Circuit City's temporary utilities • Circuit City's permanent utilities • Paving, curbing and sidewalks • Exterior lighting • Landscaping • Pylon and monument signs • Building Certificate • Weekly progress report • Weekly schedule updates • Inspection reports as required in Circuit City's specifications • Testing lab reports as required in Circuit City's specifications • Copies of all drawing revisions and RFI's

EXHIBIT C-3

Exterior Elevation of the Premises and Sidewalk Plan

C-3-1

COLOR/MATERIAL LEGEND			
ITEM	DESCRIPTION	ITEM	DESCRIPTION
1.01	PAINT - INTERIOR WALLS	1.02	PAINT - INTERIOR CEILING
1.03	PAINT - EXTERIOR WALLS	1.04	PAINT - EXTERIOR ROOF
1.05	PAINT - EXTERIOR FLOOR	1.06	PAINT - EXTERIOR CURB
1.07	PAINT - EXTERIOR DRIVE	1.08	PAINT - EXTERIOR SIDEWALK
1.09	PAINT - EXTERIOR STAIRS	1.10	PAINT - EXTERIOR RAMP
1.11	PAINT - EXTERIOR PORCH	1.12	PAINT - EXTERIOR BALCONY
1.13	PAINT - EXTERIOR TERRACE	1.14	PAINT - EXTERIOR PATIO
1.15	PAINT - EXTERIOR DRIVEWAY	1.16	PAINT - EXTERIOR GARAGE
1.17	PAINT - EXTERIOR PORCH	1.18	PAINT - EXTERIOR BALCONY
1.19	PAINT - EXTERIOR TERRACE	1.20	PAINT - EXTERIOR PATIO
1.21	PAINT - EXTERIOR DRIVEWAY	1.22	PAINT - EXTERIOR GARAGE
1.23	PAINT - EXTERIOR PORCH	1.24	PAINT - EXTERIOR BALCONY
1.25	PAINT - EXTERIOR TERRACE	1.26	PAINT - EXTERIOR PATIO
1.27	PAINT - EXTERIOR DRIVEWAY	1.28	PAINT - EXTERIOR GARAGE
1.29	PAINT - EXTERIOR PORCH	1.30	PAINT - EXTERIOR BALCONY
1.31	PAINT - EXTERIOR TERRACE	1.32	PAINT - EXTERIOR PATIO
1.33	PAINT - EXTERIOR DRIVEWAY	1.34	PAINT - EXTERIOR GARAGE
1.35	PAINT - EXTERIOR PORCH	1.36	PAINT - EXTERIOR BALCONY
1.37	PAINT - EXTERIOR TERRACE	1.38	PAINT - EXTERIOR PATIO
1.39	PAINT - EXTERIOR DRIVEWAY	1.40	PAINT - EXTERIOR GARAGE
1.41	PAINT - EXTERIOR PORCH	1.42	PAINT - EXTERIOR BALCONY
1.43	PAINT - EXTERIOR TERRACE	1.44	PAINT - EXTERIOR PATIO
1.45	PAINT - EXTERIOR DRIVEWAY	1.46	PAINT - EXTERIOR GARAGE
1.47	PAINT - EXTERIOR PORCH	1.48	PAINT - EXTERIOR BALCONY
1.49	PAINT - EXTERIOR TERRACE	1.50	PAINT - EXTERIOR PATIO
1.51	PAINT - EXTERIOR DRIVEWAY	1.52	PAINT - EXTERIOR GARAGE
1.53	PAINT - EXTERIOR PORCH	1.54	PAINT - EXTERIOR BALCONY
1.55	PAINT - EXTERIOR TERRACE	1.56	PAINT - EXTERIOR PATIO
1.57	PAINT - EXTERIOR DRIVEWAY	1.58	PAINT - EXTERIOR GARAGE
1.59	PAINT - EXTERIOR PORCH	1.60	PAINT - EXTERIOR BALCONY
1.61	PAINT - EXTERIOR TERRACE	1.62	PAINT - EXTERIOR PATIO
1.63	PAINT - EXTERIOR DRIVEWAY	1.64	PAINT - EXTERIOR GARAGE
1.65	PAINT - EXTERIOR PORCH	1.66	PAINT - EXTERIOR BALCONY
1.67	PAINT - EXTERIOR TERRACE	1.68	PAINT - EXTERIOR PATIO
1.69	PAINT - EXTERIOR DRIVEWAY	1.70	PAINT - EXTERIOR GARAGE
1.71	PAINT - EXTERIOR PORCH	1.72	PAINT - EXTERIOR BALCONY
1.73	PAINT - EXTERIOR TERRACE	1.74	PAINT - EXTERIOR PATIO
1.75	PAINT - EXTERIOR DRIVEWAY	1.76	PAINT - EXTERIOR GARAGE
1.77	PAINT - EXTERIOR PORCH	1.78	PAINT - EXTERIOR BALCONY
1.79	PAINT - EXTERIOR TERRACE	1.80	PAINT - EXTERIOR PATIO
1.81	PAINT - EXTERIOR DRIVEWAY	1.82	PAINT - EXTERIOR GARAGE
1.83	PAINT - EXTERIOR PORCH	1.84	PAINT - EXTERIOR BALCONY
1.85	PAINT - EXTERIOR TERRACE	1.86	PAINT - EXTERIOR PATIO
1.87	PAINT - EXTERIOR DRIVEWAY	1.88	PAINT - EXTERIOR GARAGE
1.89	PAINT - EXTERIOR PORCH	1.90	PAINT - EXTERIOR BALCONY
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1.93	PAINT - EXTERIOR DRIVEWAY	1.94	PAINT - EXTERIOR GARAGE
1.95	PAINT - EXTERIOR PORCH	1.96	PAINT - EXTERIOR BALCONY
1.97	PAINT - EXTERIOR TERRACE	1.98	PAINT - EXTERIOR PATIO
1.99	PAINT - EXTERIOR DRIVEWAY	2.00	PAINT - EXTERIOR GARAGE
2.01	PAINT - EXTERIOR PORCH	2.02	PAINT - EXTERIOR BALCONY
2.03	PAINT - EXTERIOR TERRACE	2.04	PAINT - EXTERIOR PATIO
2.05	PAINT - EXTERIOR DRIVEWAY	2.06	PAINT - EXTERIOR GARAGE
2.07	PAINT - EXTERIOR PORCH	2.08	PAINT - EXTERIOR BALCONY
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2.11	PAINT - EXTERIOR DRIVEWAY	2.12	PAINT - EXTERIOR GARAGE
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2.23	PAINT - EXTERIOR DRIVEWAY	2.24	PAINT - EXTERIOR GARAGE
2.25	PAINT - EXTERIOR PORCH	2.26	PAINT - EXTERIOR BALCONY
2.27	PAINT - EXTERIOR TERRACE	2.28	PAINT - EXTERIOR PATIO
2.29	PAINT - EXTERIOR DRIVEWAY	2.30	PAINT - EXTERIOR GARAGE
2.31	PAINT - EXTERIOR PORCH	2.32	PAINT - EXTERIOR BALCONY
2.33	PAINT - EXTERIOR TERRACE	2.34	PAINT - EXTERIOR PATIO
2.35	PAINT - EXTERIOR DRIVEWAY	2.36	PAINT - EXTERIOR GARAGE
2.37	PAINT - EXTERIOR PORCH	2.38	PAINT - EXTERIOR BALCONY
2.39	PAINT - EXTERIOR TERRACE	2.40	PAINT - EXTERIOR PATIO
2.41	PAINT - EXTERIOR DRIVEWAY	2.42	PAINT - EXTERIOR GARAGE
2.43	PAINT - EXTERIOR PORCH	2.44	PAINT - EXTERIOR BALCONY
2.45	PAINT - EXTERIOR TERRACE	2.46	PAINT - EXTERIOR PATIO
2.47	PAINT - EXTERIOR DRIVEWAY	2.48	PAINT - EXTERIOR GARAGE
2.49	PAINT - EXTERIOR PORCH	2.50	PAINT - EXTERIOR BALCONY
2.51	PAINT - EXTERIOR TERRACE	2.52	PAINT - EXTERIOR PATIO
2.53	PAINT - EXTERIOR DRIVEWAY	2.54	PAINT - EXTERIOR GARAGE
2.55	PAINT - EXTERIOR PORCH	2.56	PAINT - EXTERIOR BALCONY
2.57	PAINT - EXTERIOR TERRACE	2.58	PAINT - EXTERIOR PATIO
2.59	PAINT - EXTERIOR DRIVEWAY	2.60	PAINT - EXTERIOR GARAGE
2.61	PAINT - EXTERIOR PORCH	2.62	PAINT - EXTERIOR BALCONY
2.63	PAINT - EXTERIOR TERRACE	2.64	PAINT - EXTERIOR PATIO
2.65	PAINT - EXTERIOR DRIVEWAY	2.66	PAINT - EXTERIOR GARAGE
2.67	PAINT - EXTERIOR PORCH	2.68	PAINT - EXTERIOR BALCONY
2.69	PAINT - EXTERIOR TERRACE	2.70	PAINT - EXTERIOR PATIO
2.71	PAINT - EXTERIOR DRIVEWAY	2.72	PAINT - EXTERIOR GARAGE
2.73	PAINT - EXTERIOR PORCH	2.74	PAINT - EXTERIOR BALCONY
2.75	PAINT - EXTERIOR TERRACE	2.76	PAINT - EXTERIOR PATIO
2.77	PAINT - EXTERIOR DRIVEWAY	2.78	PAINT - EXTERIOR GARAGE
2.79	PAINT - EXTERIOR PORCH	2.80	PAINT - EXTERIOR BALCONY
2.81	PAINT - EXTERIOR TERRACE	2.82	PAINT - EXTERIOR PATIO
2.83	PAINT - EXTERIOR DRIVEWAY	2.84	PAINT - EXTERIOR GARAGE
2.85	PAINT - EXTERIOR PORCH	2.86	PAINT - EXTERIOR BALCONY
2.87	PAINT - EXTERIOR TERRACE	2.88	PAINT - EXTERIOR PATIO
2.89	PAINT - EXTERIOR DRIVEWAY	2.90	PAINT - EXTERIOR GARAGE
2.91	PAINT - EXTERIOR PORCH	2.92	PAINT - EXTERIOR BALCONY
2.93	PAINT - EXTERIOR TERRACE	2.94	PAINT - EXTERIOR PATIO
2.95	PAINT - EXTERIOR DRIVEWAY	2.96	PAINT - EXTERIOR GARAGE
2.97	PAINT - EXTERIOR PORCH	2.98	PAINT - EXTERIOR BALCONY
2.99	PAINT - EXTERIOR TERRACE	3.00	PAINT - EXTERIOR PATIO



WESTBANK VILLAGE
TEAM RETAIL
9362 HOLLOW WAY ROAD
901 MANHATTAN BLVD.

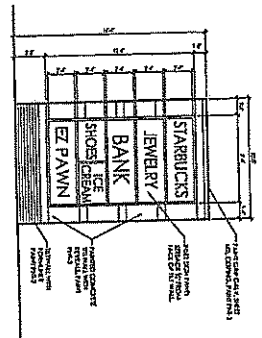
A3.02
DATE: 07/02/09
BY: [Signature]
CHECKED: [Signature]
SCALE: 1/8\"/>

EXHIBIT C-4

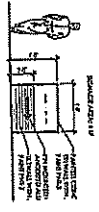
Signage

C-4-1

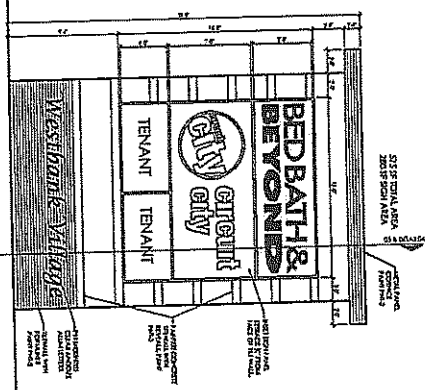
COLOR/MATERIAL LEGEND			
01	RED BATH & BEYOND	02	STARBUCKS
03	RED BATH & BEYOND	03	STARBUCKS
04	RED BATH & BEYOND	04	STARBUCKS
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99	RED BATH & BEYOND	99	STARBUCKS
100	RED BATH & BEYOND	100	STARBUCKS



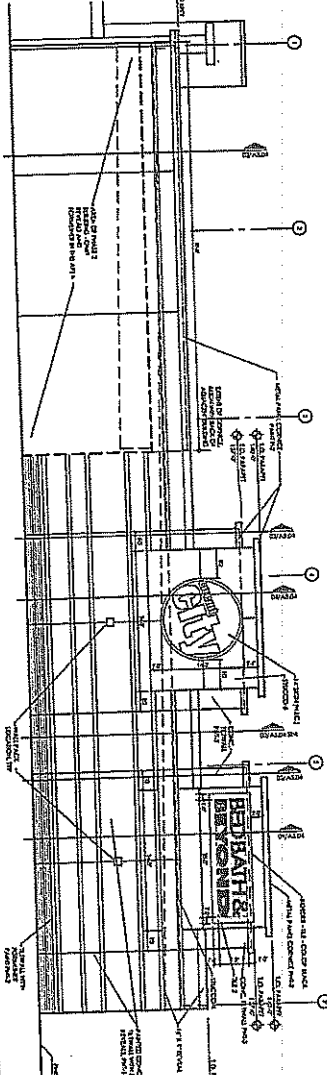
06 OUTRIDGE Pylon SIGN
1/8" = 1'-0"



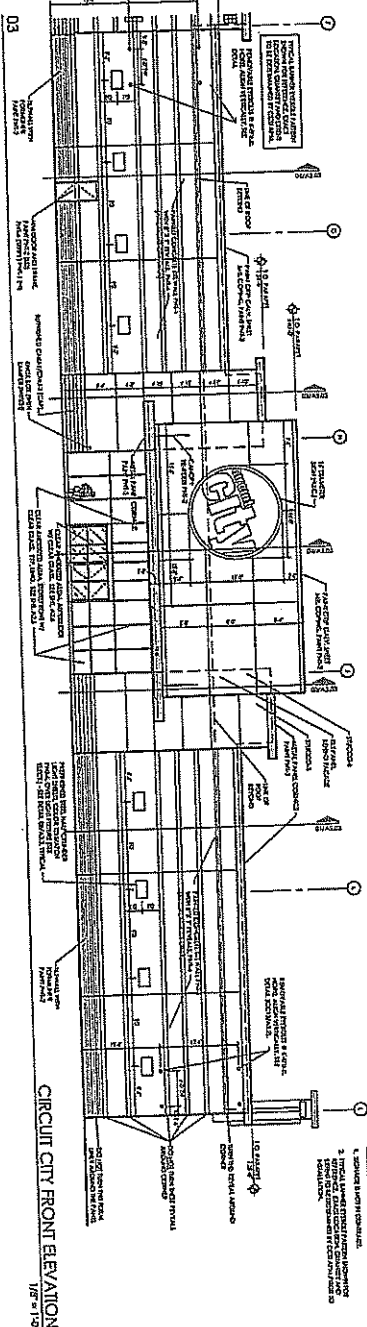
04 DIRECTIONAL SIGN
1/8" = 1'-0"



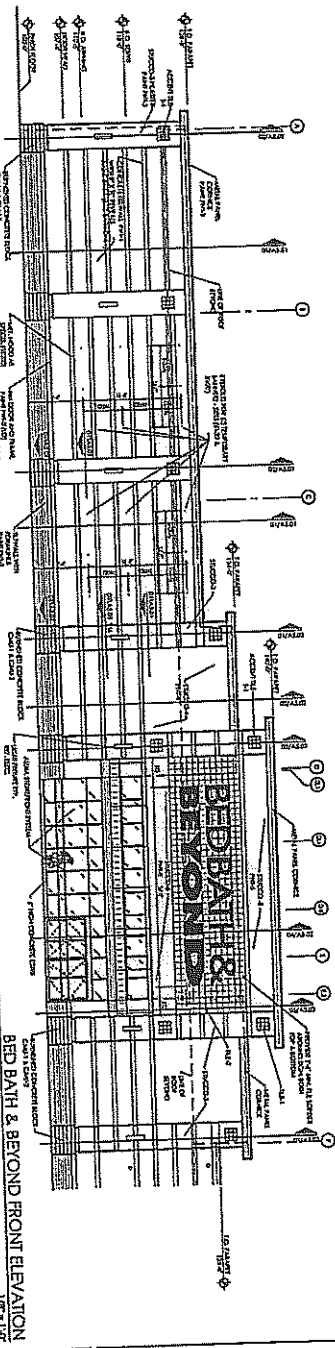
02 Pylon SIGN
1/8" = 1'-0"



05 CIRCUIT CITY SIDE ELEVATION
1/8" = 1'-0"



03 CIRCUIT CITY FRONT ELEVATION
1/8" = 1'-0"



01 BED BATH & BEYOND FRONT ELEVATION
1/8" = 1'-0"

WESTBANK VILLAGE
TEAM RETAIL
9362 HOLLOW WAY ROAD
901 MANHATTAN BLVD.



A3.01
DRAWING
DATE: 07/02/09
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

EXHIBIT D

W-9 Form

Circuit City Stores, Inc.

Substitute W-9 Form

According to federal tax law, we are required to obtain taxpayer identification numbers for all individuals & businesses to whom reportable payments are made. If you do not provide us with this information, your payments may be subject to federal income tax backup withholding. You may also be subject to a \$50 penalty imposed by the Internal Revenue Service under section 6723. Federal law on backup withholding preempts any state or local law remedies such as any right to a mechanic's lien. If you do not furnish a valid TIN or if you are subject to backup withholding, the payor is required to withhold taxes from its payment to you. Backup withholding is not a failure to pay you. It is an advance tax payment. You should report all backup withholding as a credit for taxes paid on your federal income tax return.

Instructions:

1. Complete Part 1 by printing your tax information in the boxes that correspond to your tax status.
2. Complete Part 2 if you are exempt from Form 1099 Reporting.
3. Complete Part 3 by filling in all lines.
4. Fax this form to [ENTER YOUR FAX NUMBER HERE] or mail to Circuit City Stores, Inc.
9954 Mayland Drive, Richmond, VA 23233.
Attn: [ENTER YOUR NAME HERE]

Use this form only if you are a U.S. person (including U.S. resident alien).
If you are a foreign person, use the appropriate form W-8.
If you were a nonresident alien and have now become a resident alien, read the note below and attach a statement if necessary.

Note to U.S. Resident Aliens who formerly were Nonresident Aliens:
If there is a tax treaty between the U.S. and your country and it contains a "saving clause" to exempt certain types of income from U.S. tax even after you have become a resident Alien, and you want to claim that exemption, fill out all of this form AND attach a page showing:
1. The treaty country
2. The treaty article about the income
3. The article number from the "saving clause"
4. The type and amount of the income that qualifies for the saving clause
If the saving clause applies

Part 1 Tax Status: (complete only one row of boxes)

Individuals:
(Fill out this row)

Individual Name (first name, middle initial, last name)

Individual's Social Security Number

Sole Proprietor (or an LLC with one owner):

(Fill out this row)

A sole proprietorship may have a "doing business as" trade name, but the legal name is the name of the business owner.

Business Owners Name (REQUIRED)

Business Owner's Social Security Number

Business or Trade Name

(Required if checks should be issued to this name)

OR Employer Identification Number

**Partnership
(or an LLC with
multiple owners):**
(Fill out this row)

Partnership's Name on IRS records (see IRS Mailing Label)

Partnership's Employer Identification Number

Business or Trade Name (Required if checks should be issued to this name)

Corporation or Tax-Exempt Entity:

(Fill out this row)

A Corporation may use an abbreviated name or its initials, but its legal name is the name on the articles of incorporation.

Name of Corporation or Entity

Employer Identification Number

Business or Trade Name (Required if payment should be made to this name)

Part 2 Exemption: If exempt from Form 1099 reporting, check your qualifying exemption reason below.

- ☐ Corporation - Note that there is no corporate exemption for medical & healthcare payments or payments for legal services
- ☐ Tax Exempt Entity under 501(a) (includes 501(c)(3) or IRA
- ☐ The United States or any of its agencies or instrumentalities

Form W-9 (Rev. November 2005) Department of the Treasury Internal Revenue Service	Request for Taxpayer Identification Number and Certification	Give form to the requester. Do not send to the IRS.
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Print or type See specific instructions on page 2.	Name (as shown on your income tax return) Team Retail Westbank, Ltd.	
	Business name, if different from above	
	Check appropriate box: <input type="checkbox"/> Individual/Sole proprietor <input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Partnership <input type="checkbox"/> Other ▶	<input type="checkbox"/> Exempt from backup withholding
	Address (number, street, and apt. or suite no.) 9362 Hollow Way Road	Requester's name and address (optional) Circuit City
	City, state, and ZIP code Dallas, TX 75220	List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on Line 1 to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I Instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number
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or
Employer identification number
20-810108151617

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. person (including a U.S. resident alien).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. (See the instructions on page 4.)

Sign Here	Signature of U.S. person ▶ Worth Williams	Date ▶ May 14, 2007
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Purpose of Form

A person who is required to file an information return with the IRS, must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

U.S. person. Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee.

In 3 above, if applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

For federal tax purposes, you are considered a person if you are:

- An individual who is a citizen or resident of the United States,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States, or
- Any estate (other than a foreign estate) or trust. See Regulations sections 301.7701-6(a) and 7(a) for additional information.

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

The person who gives Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States is in the following cases:

- The U.S. owner of a disregarded entity and not the entity,

EXHIBIT E

Commencement Date and Expiration Date Agreement

THIS COMMENCEMENT DATE AND EXPIRATION DATE AGREEMENT, made as of the ____ day of _____, 200__, by and between TEAM RETAIL WESTBANK, LTD., a Texas limited partnership ("Landlord") and CIRCUIT CITY STORES, INC., a Virginia corporation ("Tenant").

WITNESSETH:

WHEREAS, Landlord is the owner of a certain shopping center known as Westbank Village Shopping Center (the "Shopping Center"), situated in Harvey, LA;

WHEREAS, by that certain Lease Agreement dated as of _____, 200__ (the "Lease"), Landlord leased a portion (the "Premises") of the Shopping Center to Tenant;

WHEREAS, Tenant is in possession of the Premises and the Term of the Lease has commenced; and

WHEREAS, under Section 2.10 of the Lease, Landlord and Tenant agreed to enter into an agreement setting forth certain information in respect of the Premises and the Lease.

NOW, THEREFORE, Landlord and Tenant agree as follows:

1. The Commencement Date occurred on _____, 200__.
2. The **Initial Lease Term** shall expire on January 31, 20__, unless Tenant exercises any option to extend the Term of the Lease or unless the Lease terminates earlier as provided in the Lease.
3. The date of commencement of the **first Extension Period** shall be February 1, 20__, if Tenant effectively exercises its option in respect thereof, and if Tenant does so, the Term of the Lease shall expire on January 31, 20__, unless Tenant exercises any option to further extend the Term of the Lease or unless the Lease terminates earlier as provided in the Lease.
4. The date of commencement of the **second Extension Period** shall be February 1, 20__, if Tenant effectively exercises its option in respect thereof, and if Tenant does so, the Term of the Lease shall expire on January 31, 20__, unless Tenant exercises any option to further extend the Term of the Lease or unless the Lease terminates earlier as provided in the Lease.
5. The date of commencement of the **third Extension Period** shall be February 1, 20__, if Tenant effectively exercises its option in respect thereof, and if Tenant does so, the

Term of the Lease shall expire on January 31, 20___, unless the Lease terminates earlier as provided in the Lease.

6. The date of commencement of the **fourth Extension Period** shall be February 1, 20___, if Tenant effectively exercises its option in respect thereof, and if Tenant does so, the Term of the Lease shall expire on January 31, 20___, unless the Lease terminates earlier as provided in the Lease.

7. The date of commencement of the **fifth Extension Period** shall be February 1, 20___, if Tenant effectively exercises its option in respect thereof, and if Tenant does so, the Term of the Lease shall expire on January 31, 20___, unless the Lease terminates earlier as provided in the Lease.

8. Capitalized terms used, but not defined, herein shall have the meanings ascribed to them in the Lease.

IN WITNESS WHEREOF, the parties hereto have caused this Commencement Date and Expiration Date Agreement to be executed the date and year first above written.

LANDLORD:

TEAM RETAIL WESTBANK, LTD., a Texas
limited partnership

By: GP Team Retail Westbank, LLC, a Texas
limited liability company, its general partner

By: _____
Name: Worth R. Williams
Title: Manager

TENANT:

CIRCUIT CITY STORES, INC., a Virginia
corporation

By: _____
John B. Mulleady
Vice President, Real Estate and Construction

EXHIBIT F

Prohibited Uses

"Prohibited Uses" shall mean any one or more of the following uses:

- (a) a bar, pub, nightclub, music hall or disco in which less than fifty percent (50%) of its space or revenue is devoted to and derived from food service;
- (b) a bowling alley;
- (c) a billiard or bingo parlor;
- (d) a flea market;
- (e) a massage parlor;
- (f) a funeral home;
- (g) a facility for the sale of paraphernalia for use with illicit drugs;
- (h) a facility for the sale or display of pornographic material (as determined by community standards for the area in which the Shopping Center is located);
- (i) an off-track betting parlor;
- (j) a carnival, amusement park or circus;
- (k) a gas station, car wash or auto repair or body shop (the parties specifically acknowledging that Tenant's car stereo installation facility is not included in this prohibition (k));
- (l) a facility for the sale of new or used motor vehicles, trailers or mobile homes;
- (m) a facility for any use which is illegal or dangerous, constitutes a nuisance or is inconsistent with an integrated, community-oriented retail and commercial shopping center;
- (n) a skating rink;
- (o) an arcade, pinball or computer game room (provided that retail facilities in the Shopping Center may operate no more than four (4) such electronic games incidentally to their primary operations);
- (p) service-oriented offices (such as, by way of example, medical or employment offices, travel agencies, real estate agencies or dry cleaning establishments) or other non-retail uses except for offices and storage facilities incidental to a primary retail operation;
- (q) a banquet hall, auditorium or other place of public assembly;

(r) a training or educational facility (including, without limitation, a beauty school, barber college, reading room, school or other facility catering primarily to students or trainees rather than customers);

(s) a theater of any kind;

(t) a facility for the sale or rental of used goods (including thrift shops, secondhand or consignment stores) or any facility selling new or used merchandise as a wholesale operation, a liquidation operation, odd lots, lot sales, factory close-outs or imperfect goods; provided, however, the restriction in this subparagraph (t) of this Exhibit F shall not apply to EZPawn under its current lease with Landlord;

(u) a gymnasium, sport or health club or spa; or

(v) hotel or residential facility.